

MEETING SUMMARY

Eisenhower West Small Area Plan Steering Committee Meeting #15

Monday, July 27, 2015 | 7:00 – 9:00 pm

Cameron Station Clubhouse | 200 Cameron Station Boulevard

1 Steering Committee Members Present

- Mindy Lyle, Steering Committee Chair, Planning Commission
- Judy Coleman, Steering Committee Vice Chair, Park and Recreation Commission
- Michael Adams, Community Representative
- David Heiden, Business Representative
- Agn s Artemel, Business Representative
- Mary Catherine Gibbs, Business Representative
- Ken Wire, Landowner Group Representative

2 City and Project Staff Present

- Karl Moritz, Department of Planning and Zoning
- Radhika Mohan, Department of Planning and Zoning
- Katherine Carraway, Department of Planning and Zoning
- Anuradha Samarajiva, Department of Planning and Zoning
- Yon Lambert, Transportation & Environmental Services
- Steve Sindiong, Transportation & Environmental Services
- Laura Durham, Department of Recreation, Parks, and Cultural Activities
- Tamara Jovovic, Office of Housing

3 Welcome and Updates

- Ms. Lyle, Chair of the Steering Committee, welcomed members and made introductory remarks.
- Ms. Mohan reviewed the goals for the meeting, which included an update on transportation and connectivity, discussion of the neighborhood guidelines, and review of future meetings.

Staff Presentation

Mr. Sindiong updated the Steering Committee on transportation and connectivity elements, particularly the evaluation process for the multimodal bridge and examples of enhanced transit service. Mr. Lambert provided follow-up information on truck traffic at the Covanta site, and Mr. Sindiong wrapped up the transportation discussion with an overview of potential street typologies. Mr. Moritz followed with a discussion on draft Neighborhood Guidelines. Ms. Mohan concluded with an outline of next steps. Below is a summary of those discussions.

4 Transportation and Connectivity Discussion

- Mr. Sindiong presented more detail on the multimodal bridge evaluation, which covers five alternatives that were evaluated independently against the criteria. However, because discussions with Norfolk Southern are still ongoing, a preferred alternative for the bridge cannot currently be identified, and the plan will include *all* alignment options for the future bridge. Mr. Sindiong clarified that they are carrying out traffic impact analyses both with and without the future bridge, in case Norfolk Southern does not agree to one of the alignment proposals.

- Mr. Sindiong also presented specific examples of enhanced transit service options, such as greater passenger capacity and more frequent service on buses, improved shelters, and improved service timeliness through transit priority signals and other means.
- Mr. Lambert shared the results of the discussion with Covanta to analyze truck traffic around the site and explore the potential of rerouting truck traffic from Eisenhower to a parallel road. If they do use a parallel road, the plant will have to be reconfigured to allow trucks to enter and turn, remembering that the parallel road will have both residential and recreational uses that need to be considered.
- Mr. Lambert added that the City does work with Covanta on cleaning up residual debris from trucks and has increased their required street sweeping as a result.
- Additionally, preliminary modeling for Covanta indicates that buildings taller than 100 feet within $\frac{1}{4}$ mile of the plant could interfere with air quality, which needs to be accounted for in proposed building heights. A more detailed analysis is still required.
- Mr. Sindiong discussed proposed street typologies based off of Complete Streets guidelines. The Steering Committee discussed the terminology around main streets, and emphasized the need for streets with a “business end” that can accommodate loading. They also provided feedback on the layout of a bicycle facility network, asked for more clarification when defining the street hierarchy, and highlighted the need to rationally phase and prioritize the street grid development.

5 Neighborhood Guidelines

- Mr. Moritz highlighted updates and changes to the draft neighborhood guidelines and the Steering Committee shared their feedback.
- Neighborhood 1 (Van Dorn Innovation District):
 - Clarify phrasing for open space requirements and the Backlick Run buffer.
 - Include the discussion of school enrollment in the land use section, and include colocation, using clearer language about the siting for the elementary school.
 - Clarify the flexibility around the 75 percent residential requirement.
- Neighborhood 2 (Backlick Run):
 - Determine language to ensure height variations (averages or a range) where height minimums might be difficult to achieve.
 - Look at whether office/institutional uses are appropriate for the area within the Virginia Paving fronting Van Dorn Street.
- Neighborhood 4 (Van Dorn Metro Center):
 - Clarify that the 60 percent non-residential requirement includes the 10 percent retail.
 - Capture the qualitative aspects for the neighborhood in the principles or charactering defining elements sections.
 - Include language on the Covanta air quality analysis in the building heights sections.
- Overall, the Steering Committee agreed that it was best to define height limits in terms of floors/stories rather than feet, and suggested a clearer principle about developing a lively and active neighborhood.
- The Steering Committee also provided feedback on the proposed table of contents, suggesting the addition of a section about economic development and interim steps, consolidating the planning process and community engagement sections, an exploration of whether case studies should be included in the appendices, rewording the infrastructure/environmental analysis title, and streamlining the appendices.

6 Community Comments and Questions

- After the Steering Committee discussion, the larger community present at the meeting asked questions on the following topics:

- Norfolk Southern's concerns about the multimodal bridge.
- The feasibility of a bike/pedestrian connection even if the multimodal bridge proposal cannot move forward.
- Considerations for what type of retail will be encouraged and successful in the plan area.
- Using recreational facilities as a marker for proposed bike share locations.
- Clarification on the minimum and maximum height suggestions.
- More information on the proposed green fingers and their scale.
- Request to show the proposed connection underneath Van Dorn through Vulcan.

7 Next Steps and Meetings

- The Steering Committee members will submit comments on the Neighborhood Guidelines by COB Tuesday, August 4, 2015.
- Steering Committee Meeting on Wednesday, September 9th, 7:00pm, at Cameron Station
- Community Meeting on Saturday, September 19th, 10:00am, at Samuel Tucker Elementary
- Steering Committee Meeting on Monday, October 26th, 7:00pm, location TBD